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When recorded, mail to the Grantee as follows:  
PO Box 2485  
Gardnerville, Nevada 89410

APN: 1219-02-000-020 &  
APN: 1219-11-001-006  
RPTT: 152.95

REQUESTED BY  
*Gardnerville* Town Water  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA  
2004 MAY 27 PM 2:24  
WERNER CHRISTEN  
RECORDER  
\$15.00 PAID *OK* DEPUTY

**GRANT, BARGAIN AND SALE DEED**

**(WATER RIGHTS)**

THIS INDENTURE, made this 27th day of May, 2004, by and between GARDNERVILLE TOWN WATER COMPANY, INC., hereinafter referred to as "GRANTOR," and STEVE BROWN and SUZANNE BROWN, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "GRANTEE."

WITNESSETH:

That GRANTOR, in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEE, and to its successors and assigns forever, all of its right, title and interest in and to those certain water rights appurtenant to real property, lying and situate in Douglas County, state of Nevada, more particularly described as follows:

All right, title and interest in ten and one-tenth (10.10) acre feet of quasi-municipal ground water rights, being a portion of Permit No. 60612, with a pro-rata diversion rate of 0.0629 CFS.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion or reversions, remainder or

remainders, rents, issues or profits thereof so long as the place of use and point of diversion of said water rights remains in the Carson Valley Basin as such is defined by the State Engineer on the date of this deed, and further so long as said water rights are not brokered or transferred to a third party (excepting the State of Nevada or a political subdivision thereof) for a period of forty-eight (48) months from the date this deed is recorded.

TO HAVE AND TO HOLD all and singular the said water rights together with the appurtenances, unto the said GRANTEE, and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has set its hand on the day and year first above written.

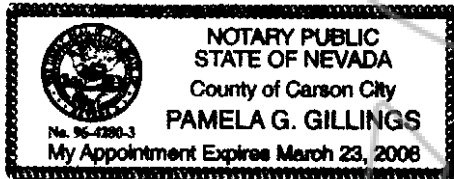
GARDNERVILLE TOWN WATER COMPANY, INC.

By: *Dennis Wills*  
DENNIS WILLS, Chairman of the Board

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 27 day of MAY, 2004, before me, a notary public in and for the State of Nevada, personally appeared DENNIS WILLS personally known (or proved) to me to be the person who executed the above instrument, who acknowledged to me that he is the Chairman of GARDNERVILLE TOWN WATER COMPANY, GRANTOR herein, and who further acknowledged to me that he executed the foregoing instrument on behalf of said entity.

*Pamela G. Gillings*  
Notary Public



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